THE DAIRY
AT HILTON



BUILDING DESIGN CODE

GWENS STREAM ESTATES


N
NATURE RESERVE
NATURE RESERVE
WETLAND
DAM
DAM
NATURE RESERVE
WETLAND
NATURE RESERVE
AYSHIRE VILLAGE
NATURE RESERVE
CLUBHOUSE
JERSEY VILLAGE
NATURE RESERVE
NATURE RESERVE
FRIESLAND VILLAGE
WORKSHOP
SITE ENTRANCE
GUARD HOUSE
NATURE RESERVE

THE DAIRY AT HILTON

Exclusive Residential Village

BUILDING DESIGN CODE

Project: 6989
20 October 2026
Revision K

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1. INTRODUCTION

The Dairy at Hilton is a low density residential village located on a portion of the picturesque Hilton College Estate in the KwaZulu–Natal Midlands. The ambiance and style of Architecture will be unique to THE DAIRY AT HILTON. It is the intention of this Planning and Design code to create, maintain and protect the particular style ambiance that owners of stands at THE DAIRY AT HILTON will be buying into.

2. BUILDING DESIGN CODE

This code is designed to assist the home builder in achieving THE DAIRY AT HILTON style so that a harmonious environment is achieved without unduly limiting the individuality of each dwelling.

Methodology

This document and the images contained herein, is a working document which describes the architectural theming the developers wish to create.

3. APPROVED REGISTERED DESIGN PROFESSIONALS

All building designs must be created exclusively by registered Professional Architects, who must be approved by the Estate Design Committee before any design work begins. The submission of designs by non-registered Architects, even if signed off by a registered Architect, is strictly prohibited. Designs prepared by registered Senior Technologists, Technologists, or Draughtspersons will not be accepted.

4. LAYOUT PHILOSOPHY

The Dairy at Hilton is located at the head of a valley that forms part of the Hilton College Nature Reserve. The layout is such that it is sensitive to the movement of wild life across the estate and the protection of the remaining areas of Midland Mist-belt Grassland that occur. To this end, the estate has been divided into 3 distinct clusters which also has the benefit of reducing the impact of the houses on the immediate environment and maximising the opportunity for views from each site.

The stands themselves are configured with wide side building lines to provide open space between the houses, reserved for planting, promoting a relaxed Midlands country ambiance.

The stands are generally on the North facing slope of the valley and offer views of the protected grasslands opposite and to Drakensburg mountains in the distance.

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THE DAIRY AT HILTON HOUSE STYLE EXAMPLES










20/10/2026
Revision K

JEREMY HATHORN
Architect

5. STREETSCAPE

Intent:
The intention is to create an open varied widths and an environment which:

- has low traffic noise and speed
- is safe and appealing for walking, running and cycling
- integrates with the natural environment as much as possible

Streetscape Implementation:

- Narrow roads of varying surfaces and configurations
- Wide naturally landscaped verges between roads and properties
- Downward orientated street lights
- Discreet street and property name / number boards
- Properties will not be permitted to be walled off from the internal roads of the development. Only open lawns or hedges will be allowed. Wire fences are to be concealed within hedges and gates are to be of a Farm nature.
- Parking for residents and overnight Visitors is to be accommodated within the individual properties. Only "short stay" visitors parking will be permitted on the road verges and in the parking areas provided.
- Common areas within the estate will be landscaped with an indigenous theme and maintained to the intended theme and standard, by landscape contractors, approved by the Developer.

Materials:

- Roadways: Generally asphalt edged with small concrete kerbs.
- Driveways between the roads and properties, driveways and parking areas within properties are encouraged to be brick/concrete cobbles or pavers or concrete strip with middle mannetjies.
- Premix driveways and parking areas are discouraged.

6. URBAN CONTROLS

Within each individual site, one main single family dwelling unit and a maximum of 1 out building may be constructed to a gross coverage of 25% of site area for double storey dwellings and 30% for single storey houses.

Note: Pergolas & Pool Gazebos are to be included in the permitted coverage area.

Sites in the *Friesland Ridge* are restricted to single storey buildings only, with a maximum height of 8m. *Ayrshire Dale* buildings may be single or double storey, with maximum height restriction of 9.5m. *Jersey Village* may be single or double storey, however height restrictions are site specific as indicated on the site plan and listed as follows:

- Sites 14 – 27, 52 – 55, 62 – 64 have a maximum height restriction of 9.5m.
- All other sites in Jersey Village have a maximum height restriction of 8m.

Single storey buildings may feature loft/semi loft rooms, provided there is a maximum roof apex height of 8,0m above the natural ground level at the point below the apex. Site coverage in this instance is limited to 30% of site area. If any portion of the building exceeds 8,0m, the 25% coverage applies for the entire site - this is applicable only to sites where 9,5m height is permitted.

On sites with a 9,5m height restriction, but a single storey dwelling is proposed, an 8,0m height restriction will apply if the building exceeds 25% coverage.

Temporary wooden, steel (or other material) structures (Wendy houses, Gemini huts and sheds, etc.) are not to be visible from other sites or the common areas. The same applies to vehicles such as trailers, boats and caravans.

Building lines:

On the site layout plan, a zone within each site is demarcated; this is the zone within which building is permissible. These zones have been placed to, as much as possible, allow views from all lots.

The building lines apply to the edges of the permitted "build within" zone. The building lines for each site are shown on the individual site plans, obtainable from the development office. Architects are to ensure that they obtain these documents before commencing with design.

Pergolas and Gazebos are not permitted outside of the building lines.

Side space between sites is to be a minimum of 4.5m on either side. This space is for planting.

Adjacent stands may be combined to form a single large stand. In such cases the side space requirements will be applicable to the outer most boundaries only and will be double that of a single stand. The massing within such consolidated stands needs to be sympathetic to and compliant with the aesthetic goals of the development and will be subject to the approval of the Design Review Panel.

7. THEMING

The architectural theme for 'The Dairy at Hilton' combines elements of modern winelands, Scandinavian, and farmhouse styles to create a distinctive, harmonious aesthetic. This blend draws on the clean, minimalistic lines and natural materials of Scandinavian design, while embracing the timeless elegance of winelands architecture and the warm, rustic charm of farmhouse style. Central to the theme is an emphasis on verandah living, inviting a seamless flow between indoor and outdoor spaces.

ADDITIONAL HOUSE STYLE INSPIRATION












8. BUILDING ELEMENTS

8.1. ROOFS

INTENT:

A double pitched roof is visually a dominant feature of the Architectural style. The roof design is therefore to be strictly controlled to maintain a harmonious relationship between the buildings across the development.

MANDATORY REQUIREMENTS AND PERMITTED ROOF FORMS:

- Primary roofs are to be double pitched.
- Primary roof pitch in *Jersey Village* and *Ayrshire Dale* is to be between 30° and 45° and all roofs are to be gable ended. Secondary roofs are to be 10° or less depending on manufacturers pitch recommendations.
- Primary roof pitch in *Friesland Ridge* is to be between 40° and 45°.
- Roofs that cover the top of gable walls are not to overhang more than 75 mm.
- Plaster mouldings on top of gable walls are not permitted.
- Lean-to secondary or verandah roofs are permitted; they may also be concealed behind parapet walls or integrated into a timber pergola.
- Dormer Windows are permitted.
- Eaves overhangs of the main roofs are to be limited to 75mm from the wall to the outside of facias.

MATERIALS:

Only matt and non-reflective roof materials will be considered.
The following roofing materials are permitted:

- Factory pre-coloured profiled sheet metal (galvanized mild steel or "zincalume") is permitted. Profiles can be traditional Corrugated, Nurib/Windespan or Cliplok.
  - Colours: Colourplus "Thunderstorm" or "Mid Grey"
- Concrete (behind parapet walls) provided roof is not visible from other dwellings within the development.
- Facia boards: only PVC facias are permitted.
  - Colours: White or matching the walls or roof.
- Barge boards (if fitted): only PVC is permitted.
  - Colours: White or matching the walls or roof.
- Solar Collection Panels: Only hail-proof, non-reflective panels will be considered.
- Gutters: Seamless aluminium.
  - Colours: Roof colour, wall colour, or white.
- Downpipes: uPVC, circular or rectangular.
  - Colour: White or the same colour as the building or roof.

Exclusions:

- Shiny or reflective roof materials.
- Clay Tiles or Concrete tiles.
- Thatch or Thatch look-alike roofs.
- Harvey tile.
- Turf.

7.2 VERANDAHS & PERGOLAS

INTENT:

In the event that a verandah is placed on the street facing façade of a building, it is to be a dominant feature projecting in front of the main roofline of the building and possibly extending the length of the façade, or on both sides of an entrance feature. This is also strictly controlled to maintain continuity of the theme throughout the development.

Note: Pergolas and Pool Gazebo areas are to be included in the permitted coverage area. Pergolas and Gazebos are not permitted outside the building lines.

VERANDAH OPTIONS:

Verandahs may be in the form of the following :

- Open patios.
- Painted or varnished timber or synthetic wood (provided approved by the estate Design Review Panel) pergolas over the patio with square, white masonry pillars or steel or timber posts.
- Covered Verandahs under a "flat" or pitched roof of between 5º to 10º in the same material as the primary roof are permitted (in accordance with manufacturers minimum pitch recommendations).
- It is permitted to enclose a verandah, provided it is approved by the Design Review Panel.

7.3 BALUSTRADES

- Balustrades must comply with the applicable national building regulations.
- Balustrades of timber or painted galvanised mild steel are permitted.
- Plastered and painted masonry seat height balustrades are permitted (provided they comply with the NBRs).
- Glass balustrades are permitted.

Exclusions:

- Doric, Ionic, Corinthian and all other decorative capitals are not permitted.
- Brookie lace and other decorative panels are not permitted.

7.4 WALLS

INTENT:

The wall material and finish is intended to endorse the relationship of this development and the adjacent school and Gates at Hilton Estate and to be a unifying element between the buildings in the development. Classical proportioning principals are to be adhered to regarding panel sizes, heights, and openings etc.

MANDATORY REQUIREMENTS:

- All external walls to be built of clay or concrete masonry.
- External walls are to be double skin construction with a 50mm cavity.
- External wall finish to be painted smooth plaster. A maximum of 20% of the exterior surfaces may be alternative materials or finishes such as clay "Nanxing commons", used as facebricks or approved rustic facebrick, approved natural stone cladding, or corrosion resistant corrugated metal sheeting – to the approval of the design review panel.
- No plumbing piping or geysers nor electrical conduit/wiring is to be visible.

- Approved Paint colours are as follows:
  Plascon:
  - Antique Petal - Plascon 43
  - Dried Leaf – Plascon 25
  - Mandarin Tusk – Plascon 49
  - Light Stone – Plascon 68
  - Any deviations from these colours would require approval by the Design Review Panel prior to the commencement of painting. Samples will need to be provided.

Plinths between floor level and ground to conceal muddy splash marks - this plinth material can either be natural sandstone tiles or clinker look brick.

7.5 GABLES

All the primary roofs are to be gable ended, with the option of the roof material oversailing the tops of the wall.

The oversail is to be a maximum of 75mm from the wall to the outside of the barge board.

7.6 CHIMNEYS

Masonry Chimneys are to be square or rectangular in plan. The chimneys expressed on the outside of the building may be larger at the base reducing in size as they rise up the building. Once above the roof line they are to remain a constant size.
Chimneys may be brick or approved stone clad.

The tops of the chimney are to be either flat, semi-circular and have a corbeled detail.
Circular sheet metal chimneys are permitted provided they are of corrosion proof material.

7.7 WINDOWS & EXTERNAL DOORS

INTENT:

The doors and windows are crucial elements to enhance the Architecture and maintain the theming.

Designed on classical proportions, the repetition of these elements throughout the development will provide harmony and continuity.

PERMITTED TYPES:

- All windows and doors to have powder coated aluminium, pressed steel or hardwood timber frames.
- Large window panes are encouraged.
- Cottage pane windows are permitted, provided that each pane has a minimum dimension of 300mm in width and 450mm in height.
- Windows to be sash or imitation sash (top hung), casement type or sliding.
- Main windows are to be taller than they are wide or to be square.
- The proportions can be seen in the 'Swartland" catalogue.
- Glazed horizontal sliding doors are permitted onto verandahs
- UPVC, powdercoated aluminium, painted or varnished hardwood shutters are permitted.
- Powdercoated aluminium, painted or varnished hardwood doors are permitted.
- Plaster bands around windows are permitted.

NOT PERMITTED:

- Louvre windows
- Winblocks
- Visible concertina type burglar proofing
- Stained glass windows
- Burglar bars (or any other visible Burglar proofing) on the outside of the Window and door openings.
- Timber windows are discouraged due to their susceptibility to expansion and contraction under local climatic conditions; however, they are not explicitly prohibited.

7.8 GARDEN WALLS

INTENT:

An environment without high and hostile security walls to each home is the objective.
Walls to control pets may form courtyards between the main house and the out-buildings.
Walls are to be constructed of masonry and plastered with a simple moulding at the top and painted to match the house colour or maybe stone or rustic brick.
Wire fencing, with a maximum height of 1,2m, is permitted on the site boundaries provided it is concealed by natural indigenous thicket creating a random look.

Unpainted timber post and rail fencing is permitted (with "Bonnox" type wire infill).
Concrete dry stack walling is not permitted where visible from common areas or other lots. It is also discouraged on internal facing walls.

7.9 GATES

To be painted, stained or varnished hardwood, or painted galvanized mild steel to a design as shown on page 13. Gate design approval must be obtained from the Design Review Panel.

7.10 DRIVEWAYS

Concrete cobbles or pavers, clay pavers, premix and concrete (or paver) strip driveways with grassed "middle mannetjies" are permitted. Premix is not encouraged.
Driveways crossing the estate stormwater drains are to be to the detail provided by the estate's Civil Engineers.


THE DAIRY
THE DAIRY



















8. ENERGY CONSUMPTION MINIMISATION & GREEN BUILDING CONSIDERATIONS

The Dairy at Hilton embraces the principals of "Green Building" and environmentally conscious design; therefore the following measures are to be taken.

8.1 WATER HEATING:

The intention is to minimise electricity use in relation to water heating. Heat pumps, solar heating or gas geysers are to be used.

8.2 BUILDING INSULATION:

a) Roofs & Ceilings
All roofs over enclosed rooms are to receive an insulation layer equivalent to a reflective foil membrane (Sisalation 410) laid immediately below the roofing element and an additional insulation layer equivalent to at least a 100mm glassfibre wool blanket laid over the ceiling of the upper most floors is also required – 135mm is recommended.

b) Walls

External walls are to be constructed from plastered double skin masonry with a 50mm cavity between the skins.

c) Water Pipes
All hot water supply pipes are to be lagged with SANS approved insulating material.

d) Windows
Where large feature windows and curtain walls are installed, double-glazing Low-E glass is to be used.

8.3 COOKING:

All dwellings will be required to utilise gas for stove top cooking.
"AGA" type ovens, Electric ovens, microwave ovens and "SolarDOM" ovens are permitted.

8.4 INTERNAL LIGHT FITTINGS:

Only Warm White LED type light fittings are permitted.

8.5 EXTERNAL & AREA LIGHTING:

a) Outdoor Lighting:

Wall mounted lights on buildings are to be downward directed and kept to a minimum. Outdoor lighting to be focused downwards and inward towards the buildings in the estate in order to minimize "light pollution" and strive towards a "dark sky" at night. Flood lights and spot lights are not permitted.

b) Verandah Lights:

Pendants and chandelier lights or wall mounted lights are not permitted, as these become bright spots visible from outside the development.
Light fittings are to be concealed in the verandah ceilings.
Only warm white lamps are to be used.

8.6 CONSTRUCTION MATERIALS:

The use of recycled materials in the construction of the buildings is encouraged.

Recyclable Materials:
New materials utilised in the construction of the buildings are to be recyclable wherever possible. To this end the use of natural materials such as stone, clay products, timber, metals etc. is encouraged.

8.7 GREYWATER RECYCLING & RAINWATER HARVESTING

Each dwelling is to collect a portion of the rainwater run-off from its roof. Harvested water is to be stored in separate on-site tanks and used for irrigating the gardens and for flushing toilets. A minimum of a combined 5000ℓ of harvested water storage is required.

Rainwater tanks are to be grey plastic tanks or corrugated galvanised tanks.

8.8 SOLAR AND BACKUP POWER

Solar power is encouraged for use as grid assist and backup systems. Generators are permitted, but must not be visible from outside the property and are subject to noise restrictions at the discretion of the Home Owners Association. Integrated systems must be professionally installed and a valid Certificate of Compliance issued.

9. STORMWATER MANAGEMENT

Stormwater is to be managed via engineer-designed soakaways within the property at a distance greater than 5 meters from the site boundaries. Overflows from these soakaways are

to be piped to the estate stormwater system and to be concealed in natural landscape structures.
Bottom edges of sites are to be have a berm formed that will serve as a storm water attenuation "dam" to prevent erosion and severe run off onto the adjacent land. Stormwater management must be in place at the commencement of construction on the site and site levelling, to prevent runoff of water, soil and building material into adjacent properties, common areas or water catchment.

10. SEWERAGE DISPOSAL

All sewerage from the properties is to discharge into the estate sewerage system. Connections must be by approved connections into the sewers, preferably into the provided manholes.

11. LANDSCAPING

The pastoral ambience of the KZN midlands is to be maintained by the Landscaping within the estate. Indigenous vegetation types are encouraged and will be planted in the common areas.

At least 70% of the plants (excluding grass lawns) on the lots are to be indigenous.

The common boundaries between the stands are to be planted (hedged and treed) in an undulating way with indigenous plants, that will fragment the architectural mass.

Planting of trees must be controlled to ensure that views from other houses are protected but also that views of the houses from the surrounding properties will be minimized. To this end trees have been planted, on the West, South and East boundaries of the estate.

A palette of permitted plant types is to be provided by the estate landscaping consultant.

A simple landscape plan is to be submitted to the Design Review Panel for approval, prior to any landscaping commencing.

12. INTERCOMS

The installation of an intercom link to the gatehouse is required in each house. Details of the installation and service provider can be obtained from Gwens Stream Estates. The cost for the household equipment and installation is to be borne by the homeowner.





